



Agenda Item Number: _____

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: March 28, 2006

Department: Zoning, Building and Planning **Staff Contact:** Mari Simbaña, Program Planner

TITLE: APPEAL: Amendment to the Paseo del Norte/North Albuquerque Acres Sector Plan
(SPR-60001/CO-60003)

COUNTY PLANNING COMMISSION RECOMMENDATION:

Denial

SUMMARY:

At the February 1, 2006 public hearing, the County Planning Commission (CPC) voted (4-0; Becerra, Montañó, and Facio excused) to recommend denial of the request to amend the Paseo del Norte/North Albuquerque Acres Sector Development Plan to accommodate a Special Use Permit for a Specific Use for a Wireless Telecommunication Facility at 10321 Holly Avenue NE. (See Attachment 1, Notice of Decision, pp. 3-5).

When applying for a Special Use Permit within North Albuquerque Acres, Section 4.5 of the Paseo del Norte/North Albuquerque Acres Sector Development Plan requires a request to amend the Sector Plan. The applicant is requesting a Special Use Permit for a 65-foot monopole for the placement of wireless antennas and supporting ground equipment. The initial facility request (CSU-94-29) for this site was originally approved in 1995, prior to the first adoption of the Sector Plan in 2001. In the Sector Plan, higher intensity land uses are designed for areas along Paseo del Norte and Eubank that have been platted as one-acre single family lots and are adjacent to single family homes on one acre lots. The special zoning categories take into account the need for appropriate but limited, commercial uses along these corridors; the desirability of land assembly in which higher intensity uses are not built on individual lots; and the need for guidelines to protect existing neighborhoods. The subject site is neither located on Paseo del Norte nor in a Special Development Zone. Furthermore, the request to extend the monopole conflicts with the Sector Plan's architectural design regulations (section 9.1.4.2) in that the facility is not architecturally integrated with proposed buildings, structures, and landscaping through height, color, style, massing, placement, design, and shape.

ATTACHMENTS:**PAGE**

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| 1. County Planning Commission Notice of Decision Letter
(Feb. 3, 2005) | 3 |
| 2. County Planning Commission Information Packet. | 6 |
| 3. Appeal application and justification. | 28 |
| 4. Draft County Planning Commission February minutes. | 33 |

STAFF ANALYSIS SUMMARY**ZONING, BUILDING & PLANNING DEPARTMENT:**

Staff Recommends Denial of Appeal.